

EXISTING ZONE:	TR1UBF (REVISED 1993 ORDINANCE)
TOTAL SITE AREA:	99.32 ACRE (4,326,242 SQ.FT.)
PROPOSED USE:	EDUCATIONAL USES - 2-STORY MIDDLE SCHOOL

BASE DENSITY: 1 DWELLING UNIT PER 40,000 SQ  
OPEN SPACE: 50% MINIMUM (TO BE PROVIDED)

FRONT YARD: 10' MIN. (TO BE PROVIDED)  
SIDE YARD: 5' MIN. (TO BE PROVIDED)  
REAR YARD: 25' MIN. (TO BE PROVIDED)  
MAX. BLDG. HEIGHT: 40' (NOT TO EXCEED 40 FEET)

SECTION 5-900 - ACCESS AND SETBACKS FROM SPECIFIC ROAD  
SETBACK FROM MINOR COLLECTOR (FUTURE LEMAH CONNECTOR ROAD - BY OTHERS)  
IN RESIDENTIAL DISTRICTS

BUILDING:	AS SPECIFIED IN APPLICABLE DISTRICT REGULATION
PARKING:	AS SPECIFIED IN APPLICABLE DISTRICT REGULATION

**SECTION 5--1101 - PARKING SPACES REQUIRED**

STUDENT OVER DRIVING AGE (MEET OR EXCEED)  
1 SPACE PER 100,000 SF OF GFA (TO BE PROVIDED)

## SECTION 5-1400 - BUFFERING AND SCREENING

3. ALL PROPERTY EDGES SHALL RECEIVE A MINIMUM 25 FEET TYPE 2 LANDSCAPE BUFFER.

TYPE 2 FRONT YARD BUFFER:

15-25 FEET WIDTH RANGE

3 CANOPY TREES

2 UNDERSTORY TREES

10 SHRUBS

GIVEN THE TREE SAVE IN CLOSE PROXIMITY TO THE LENA# CONNECTOR, NO BUFFER PLANTINGS ARE PROPOSED WHERE SUPPORTED BY EXISTING VEGETATION. WHERE THE SITE HAS BEEN CLEARED, A TYPE 2 FRONT YARD BUFFER WILL BE PROVIDED.

**PROPOSED ENHANCED FRONT YARD BUFFER**

IN ADDITION TO THE REQUIRED PLANT AMOUNTS, THE BUFFER WILL BE ENHANCED WITH 2 ADDITIONAL CANOPY TREES/ 100 LF AND 9 EVERGREEN TREES/ 100 LF ALONG EXISTING LEMAH ROAD.

ADDITIONALLY, THE ENHANCED BUFFER ALONG EXISTING LENA ROAD WILL BE PLANTED ON BERMS (4' AVERAGE HEIGHT) FOR ADDED SCREENING HEIGHT.

TYPE 2 SIDE YARD BUFFER

20-30 FEET WIDTH RANGE

**REQUIRED PLANT UNIT PER 100 LINEAL FEET**

2	CANOPY TREES
4	UNDERSTORY TREES
10	SHRUBS
2	EVERGREEN TREES

**PROPOSED ENHANCED SIDE YARD BUFFER**

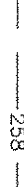


















1. **התאמה:** התאמה בין המידע המסופק על ידי המערכת לבין המידע המסופק על ידי המערכת.

IN ADDITION TO REQUIRED PLANT AMOUNTS, THE BUFFER WILL BE EQUIPPED WITH 2 ADDITIONAL CANOPY TREES PER 100 FT AND 7 ADDITIONAL EVERGREEN TREES PER 100 FT ALONG THE WESTERLY PROPERTY BOUNDARIES AS DEPICTED. ALLOWMENT TO MCH 28-601-90-40, EXISTING WILDCRUSHERS ARE SUPPOSED TO BE MAINTAINED WITHIN THE 25 FOOT MODE BUFFER AREA. ALL OTHERS SHALL BE REMOVED FROM THE LESTLAND. THE OWNER, PLANT LETLAND PRESS, IS NOT TO CENTER IN A SOLID FOLIATION OFFSET APPROXIMATELY EIGHT FEET FROM THE EXISTING RED LINE THAT BE 6-8 FEET IN HEIGHT AT THE TIME OF PLANTING. THE LETLAND OPRESS TREES

**BUS PARKING FACILITY ENHANCED BUFFER:**

BUFFER TO COMPRISE EXISTING TREESW AREA ALONG THE NORTH, EAST AND A PORTION OF THE WEST SIDE OF THE BUS PARKING FACILITY. IN ADDITION, THE BUS PARKING FACILITY WILL BE BUFFERED BY PROVIDING 6 EVERGREEN TREES PER 100 LINEAR FEET ALONG THE PORTION OF THE WESTERN AND SOUTHERN SIDES OF THE BUS PARKING FACILITY OUTSIDE OF THE TREESW AREA. TREES TO BE 6-8 FEET TALL AT PLANTING.

## LEGEND

 EXISTING TWO FOOT CONTOUR  
 EXISTING TEN FOOT CONTOUR  
 PROPOSED BOUNDARY  
 EXISTING FENCE  
 PROPOSED 6' FENCE (BLACK VINYL COATED CHAIN LINK)  
 EXISTING TREE LINE  
 EXISTING ROADWAY  
 EXISTING STRUCTURE  
 EXISTING BOUNDARY  
 EXISTING MINOR FLOODPLAIN  
 EXISTING WETLANDS  
 EXISTING DRAINAGE  
 MODERATE SLOPE (1:5-2:5)  
 STEEP SLOPE (>2:5)  
 TREE SAVE AREA  
 GROSS WALK  
 EXISTING WELL & SEPTIC  
 PROPOSED 5' SIDEWALK  
 PROPOSED 10' ASPHALT TRAIL

SPEX 2008-0017  
CMPT 2008-0007

SPECIAL EXCEPTION PLAT AND COMMISSION PERMIT  
LOUDOUN CO. PUBLIC SCHOOLS  
LENAH ROAD PROPERTY  
COMMISSION PERMIT AND SPECIAL EXCEPTION PLAN  
DULLES ELECTION DISTRICT      LOUDOUN COUNTY, VIRGINIA

**Bowman Consulting Group, Ltd.**  
101 South Street, S. E.  
Leesburg, Virginia 20175  
Phone: (703) 443-2400  
Fax: (703) 443-2425  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)  
© Bowman Consulting Group, Ltd.

# Bowman

## CONSULTING